

City of Fremont Façade Improvement Program Qualification and Conditions Summary

The Fremont Redevelopment Agency, through the City's Office of Housing and Redevelopment, will provide financial grants to eligible commercial property owners and ground floor retail tenants to upgrade the appearance of storefronts in order to help create a positive retail environment in the **Redevelopment Project Areas of Centerville, Irvington, and Niles**. Each grant will be administered through a Contract between the Redevelopment Agency and the participating property owner or tenant.

The Contract identifies the conditions and responsibilities for this project. The following is a summary of the major conditions:

ELIBILITY

- ☐ Building must be located in the Redevelopment Project Areas of Centerville, Irvington, or Niles. New or renovated buildings are not eligible for assistance. Buildings with existing multiple ground floor storefronts/businesses are eligible for more than one grant, pending funding availability.
- ☐ Applicants must be the owner(s) of a business on the ground floor of an eligible building and/or the property owner(s). Application must be signed by all legal property and/or business owners or a legal power of attorney document must be submitted with application. If storefront is vacant, the property owner may be sole Applicant.
- ☐ Priority will be given to properties or high impact areas within the Redevelopment Project Areas in greatest need of exterior improvements and:
 - Commercial properties or retail businesses recommended by Redevelopment Project Area Business Associations and Agency staff;
 - Commercial properties or retail businesses of geographic or visual importance to the Project Area;
 - Significant clustering of buildings in order to create a visible impact within the Project Area;
- ☐ Second tier eligibility will consist of a first-come, first serve basis.
- ☐ Third tier eligibility will consist of a waiting list - should participation in the program exceed the adopted program budget.

- ☐ Applicants must verify that there are no code enforcement actions currently active against property.
- ☐ If applicants have previously received business loans from Agency, the payment of the loans must be up to date in order to be eligible for storefront grant funds.
- ☐ A Contract will be signed by the property owner, the business owner, and the Agency before an applicant is eligible to receive grant funds. Applicant is not to begin any work before the contract is signed and executed by the Agency.

GRANTS

- ☐ The maximum potential grant available is SIXTEEN THOUSAND DOLLARS (\$16,000), with owner matching funds contribution of FOUR THOUSAND DOLLARS (\$4,000) per eligible storefront.
- ☐ Any expenditure which exceeds the grant amount shall be the sole responsibility of the applicant(s). Once the Agency executes the grant contract, the applicant(s) will be notified in writing of the maximum grant amount.
- ☐ Architectural services will be provided in an amount no to exceed \$5,000. Any expenditure which exceeds this amount shall be the sole responsibility of the applicant(s).

ELIGIBLE IMPROVEMENTS

Type of improvement which are eligible with grant funds are:

- ☐ Painting of building façade and sides of building, if visible from the street;
- ☐ Awnings, marquees, or sun control devices;
- ☐ Signage, exterior lighting;
- ☐ Landscaping;
- ☐ Repair/replacement of doors or windows visible from the public view;
- ☐ Tile, edge treatments, and other façade improvements approved by the Redevelopment Agency.

INELIGIBLE IMPROVMENTS

- ❑ Maintenance type improvements such as roofing, paving, security systems and structural upgrade improvements are not eligible for grants. All improvements must be approved by the Redevelopment Agency.

ELIGIBLE FEES

- ❑ Appropriate electrical, plumbing, encroachment, and Building Permit fees are eligible.

PROGRAM REQUIREMENTS

- ❑ Applicants are to designate one person who will be the contact person for this project.
- ❑ The matching grant must be paid to the Agency at the time the Contract is signed and executed by the Agency. No work will continue on the project until the check has been made.
- ❑ Applicants of commercial building(s) with multiple storefronts are encouraged to work together to receive one set of bids for the entire building. This will reduce the cost per storefront. Building applicants are also encouraged to work together to obtain joint bids. This may reduce the cost even further. Applicant is to receive two written bids for all improvements.
- ❑ All work must be conducted by contractors licensed by the State of California and who have a City of Fremont business license. The applicant selects the contractor and is responsible for completing any agreement with the contractor to carry out the work.
- ❑ Contractors must pay prevailing wages to workers involved in the performance of all work and in accordance to applicable state laws. Prevailing wage applies to both the Agency and the applicant(s) portion of the project funding.
- ❑ Applicants are responsible for obtaining bids, selecting a contractor, and executing agreements with contractors. Agency staff will provide assistance in obtaining bids when requested by Applicant.
- ❑ Re-painting of building is required as the first improvement under the program, unless painted within the last year. After painting, other eligible improvements can be funded with remaining funds.
- ❑ Requirements are subject to change.